

Site Selection Report

Appendix 2B: Stage 1 Assessments – Employment Site Options

Blaby District Council 2026

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Glenfield

STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

Site Details

Site Reference and Address: GLE031 Western Park Golf Course, Glenfield

Current Use: Former golf course land

Size (Hectares): 73.11

Proposed use: Mixed Use

Potential Capacity: 2,366 floorspace (square metres)

Environment and Physical Constraints

Flood Zones 2 or 3: No

Other flood risk: Yes. Parts of site affected by surface water (1 in 100 and 1 in 1000)

Landfill: No

High Pressure Gas Pipeline or Calor Gas Hazard Zone: No

Other pollution: Potential noise and air quality related to M1.

Sites of Special Scientific Interest: No

Other biodiversity: LCC Ecology - Need Further Survey. Ecology surveys required. Local wildlife site with protected species. Tree Preservation Order.

Landscape Sensitivity for Landscape Character Area: Low-Moderate

Heritage Assets and Potential: Conservation Area.

Archaeological heritage assets on site. Records of ridge and furrow.

Medium Risk Heritage Potential

Agricultural Land: 3 Moderate

Mineral Safeguarding: No

Waste Safeguarding: No

Other Issues: Loss of open space

Other Considerations

Suitable: Potentially Suitable, **Available:** Yes, **Achievable:** Yes

Strategic Policy Considerations: Glenfield is part of Principal Urban Area of Leicester

Site is within Green Wedge

Site adjoins settlement boundary

Deliverability Considerations:

Site promotion: The site is promoted on behalf of the landowner (Leicester City Council) as part of a wider development of the Former Western Park Golf Course

Key infrastructure requirements: Primary site access onto Ratby Lane roundabout. Improvements to wider strategic and local road network.

Delivery and market capacity: Biodiversity Net Gain may have viability impacts. These are a potential concern. No information from site promoter.

Recent Planning History: Linked to proposed Local Plan allocations in Leicester City. Indicates 303 homes and 2,366 floorspace for employment land

STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national air quality, historic environment, flood risk factors. There are negative scores for national factors in terms of proximity to Local Nature Reserve and Air Quality Management Area. Key local factors scoring positively include access to services, landscape sensitivity and mineral zones. The site scores negatively for proximity to local wildlife site and tree preservation orders and overlap with open space.

STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for GLE031

The site has suitability - biodiversity value - and related achievability - viability concerns. The achievability for employment uses is also uncertain as the landowner is seeking to develop the majority of the site for housing.

It is noted that the site is promoted by Leicester City Council who want to develop the site alongside a site allocated in the emerging Leicester Local Plan within the Leicester administrative area.

The site adjoins the settlement boundary of Glenfield which is part of the Principal Area of Leicester, the highest tier of the settlement hierarchy.

The site is currently designated as Green Wedge but this will need to be reviewed in light of the scale of housing and employment need.

Subject to the above suitability and achievability issues, there is potential for the site to be delivered during the Plan period.

Review Conclusion: Consider further for allocation but issues noted.

STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

Site Details

Site Reference and Address: GLE032 Land north of Glenfield, Glenfield

Current Use: Agricultural land

Size (Hectares): 74.34

Proposed use: Employment

Potential Capacity: 30,000 floorspace (square metres)

Environment and Physical Constraints

Flood Zones 2 or 3: Yes

Flood Zones 2 and 3 associated with Rothley Brook affect (6%) southern part of site including potential site access onto Groby Road (SFRA2 2021)

Other flood risk: Yes. Surface water affects 7% of site (1 in 30 (3%), 1 in 100 (4%) and 1 in 1000 (7%)) (SFRA2 2021)

Historic flooding also affects site and deemed significant (SFRA2 2021)

Landfill: Yes

High Pressure Gas Pipeline or Calor Gas Hazard Zone: No

Other pollution: Noise and air quality related to A46.

Sites of Special Scientific Interest: No

Other biodiversity: LCC Ecology - OK with Mitigation

Ecology mitigation required. Local wildlife sites including protected species, trees, hedges, ponds and Rothley Brook.

Landscape Sensitivity for Landscape Character Area: Low-Moderate (residential / small scale commercial) & Moderate (Large scale commercial)

Heritage Assets and Potential: Scheduled Monument (moated site and garden enclosure), Glenfield Conservation Area and listed buildings nearby. Archaeological heritage assets on site. Records of ridge and furrow.

Medium Risk Heritage Potential

Agricultural Land: 3 Moderate-Good

Mineral Safeguarding: No

Waste Safeguarding: Yes. B2 Glenfield Autospare, Barrows Lane adjoins site

Other Issues: Secondary access onto Mill Lane restricted by existing buildings.

National Cycle Route 63 runs along southern boundary of site.

Existing congestion on A50 Groby Road

Part of site outside District boundary

Other Considerations

Suitable: Potentially Suitable, **Available:** Yes, **Achievable:** No

Strategic Policy Considerations: Glenfield is part of Principal Urban Area of Leicester

Site is within Green Wedge

Site is detached from settlement boundary

Deliverability Considerations:

Site promotion: The site is within multiple ownership with an intention to sell.

Promoted by agent for landowners. Also requires further land and property owners to facilitate site access.

Part of site within Hinckley & Bosworth Borough

Key infrastructure requirements: Site access to A50 Groby Road and Mill Lane. New junction onto A50 and improvements to existing strategic and local road network.

Delivery and market capacity: Site access is uncertain due to Highways Authority concerns and third party land / property ownership. Mix of use uncertain.

Recent Planning History: None.

STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality, land soil and water, flood risk factors. There are negative scores for national factors in terms of proximity to Scheduled Monument. Key local factors scoring positively include access to services and bus stop, landscape sensitivity and mineral zones. The site scores negatively for proximity to local wildlife site and tree preservation orders.

STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for GLE032

The site has suitability - Flood risk, land contamination and heritage - and achievability - Site access and third party landowner - issues. Further investigation is required on these matters. It is noted that part of the site being promoted is located in the administrative area of Hinckley and Bosworth.

The site adjoins the settlement boundary of Glenfield which is part of the Principal Area of Leicester, the highest tier of the settlement hierarchy.

The site is currently designated as Green Wedge but this will need to be reviewed in light of the scale of housing and / or employment need.

Subject to the above suitability and achievability issues, there is potential for the site to be delivered during the Plan period. Employment use is preferred.

Review Conclusion: Consider further for allocation but issues noted.

Kirby Muxloe

STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

Site Details

Site Reference and Address: EKMU002 Land South of Desford Hall, Kirby Muxloe

Current Use: Agricultural land

Size (Hectares): 1.11

Proposed use: Employment

Potential Capacity: 4,400 floorspace (square metres)

Environment and Physical Constraints

Flood Zones 2 or 3: No

Other flood risk: Yes. Surface water flood risk affects site (1 in 30, 1 in 100 and 1 in 1000 year extents)

Landfill: No

High Pressure Gas Pipeline or Calor Gas Hazard Zone: No

Other pollution: No

Sites of Special Scientific Interest: No

Other biodiversity: LCC Ecology - OK with Mitigation

Arable.

Mitigation to include retention of hedges and trees.

Landscape Sensitivity for Landscape Character Area: Moderate (for residential, employment uses not assessed)

Heritage Assets and Potential: No designated heritage assets on site. Adjoins Grade II listed building (Desford Hall)

HER indicates site within Leicester Forest Area D

Heritage potential is low.

Agricultural Land: 3 Moderate

Mineral Safeguarding: Yes. Sand and gravel

Waste Safeguarding: No

Other Issues: Desford Hall designated for employment use in HBBC Local Plan.

Site access to B582 Leicester Lane (50mph speed limit)

Other Considerations

Suitable: Potentially Suitable, **Available:** Yes, **Achievable:** Yes

Strategic Policy Considerations: Kirby Muxloe is part of Principal Urban Area of Leicester.

Site is detached from settlement boundary

Within Countryside

Deliverability Considerations:

Site promotion: Site has a single landowner who intends to sell site

Key infrastructure requirements: Site access to B582 Leicester Lane (50mph speed limit)

Delivery and market capacity: Site promoter indicates start within two years of planning consent with 2 year build.

Recent Planning History: None

STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality, historic environment, water and flood risk factors. There are negative scores for national factors in terms of agricultural land.

STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for EKMU002

The site has suitability - Surface water flood risk and heritage issues. Further investigation is required on these matters.

The site is detached from the settlement of Kirby Muxloe which is part of the Principal Area of Leicester, the highest tier of the settlement hierarchy.

The site is currently designated as Countryside but this will need to be reviewed in light of the scale of employment need.

Subject to the above suitability and achievability issues, there is potential for the site to be delivered during the Plan period. However it is detached from the existing settlement.

Review Conclusion: Do not consider further for allocation.

Lubbesthorpe

Stage 1 Employment

STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

Site Details

Site Reference and Address: ELUB002 Land east of Narborough Wood Park, Lubbesthorpe

Current Use: Agricultural land

Size (Hectares): 7.6

Proposed use: Employment

Potential Capacity: 6,000-12,000 (B1) or 29,640 (E(g) / B2/B8) floorspace (square metres)

Environment and Physical Constraints

Flood Zones 2 or 3: No

Other flood risk: Yes. Surface water affects small area of site (1 in 100 (<1%) and 1 in 1000 (3%)) deemed to be significant (SFRA2 2021)

Landfill: No

High Pressure Gas Pipeline or Calor Gas Hazard Zone: No

Other pollution: No

Sites of Special Scientific Interest: No

Other biodiversity: LCC Ecology - OK with Mitigation

Arable.

Retain hedges with buffer zones of natural vegetation.

Good opportunities for on-site BNG - species-rich grassland creation

Landscape Sensitivity for Landscape Character Area: Moderate

Heritage Assets and Potential: No designated heritage assets.

Historic Environment Record (HER) shows Leicester Forest Area D (MLE22664), non-designated Narborough Wood House (MLE25466) and non-designated Roman site at Billsdon's Hollow (MLE5979) nearby.

Heritage potential is medium to low.

Agricultural Land: 3 Moderate

Mineral Safeguarding: No

Waste Safeguarding: No

Other Issues: Site access is unclear

Other Considerations

Suitable: Potentially Suitable, **Available:** Yes, **Achievable:** No

Strategic Policy Considerations: Lubbethorpe is part of Principal Urban Area of Leicester

Within Countryside

Site is detached from settlement boundary

Deliverability Considerations:

Site promotion: Site has a single landowner who intends to sell site

Key infrastructure requirements: Site access to B582 Leicester Lane (50mph speed limit)

Delivery and market capacity: Site promoter indicates potential for development including access with LUB002

No timescales

Recent Planning History: 25/01/EIASCO - Environmental Impact Assessment Scoping Opinion Residential development - 825 dwellings

STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality, historic environment, water and flood risk factors. There are negative scores for national factors in terms of agricultural land. The site scores relatively neutral for local factors.

STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for ELUB002

The site has some suitability - Surface water flood risk and Heritage - and achievability - site access - issues. The availability of the site is uncertain due to proposals for housing use.

The site is detached from the settlement boundary of Lubbethorpe which is part of the Principal Area of Leicester, the highest tier of the settlement hierarchy.

The site is currently designated as Countryside but this will need to be reviewed in light of the scale of employment need.

Delivery of the site during the Plan period is unlikely due to the suitability, availability and achievability issues.

Review Conclusion: Do not consider further for allocation.

Blaby

Stage 1 Employment

STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

Site Details

Site Reference and Address: BLA034 Land at Hospital Lane, Blaby

Current Use: Agricultural land and buildings

Size (Hectares): 81.88

Proposed use: Mixed Use

Potential Capacity: 10,000 floorspace (square metres)

Environment and Physical Constraints

Flood Zones 2 or 3: Yes. 18% is affected by flood zones 2 and 3 (SFRA2 2021)

Other flood risk: Yes. Surface water affects site with risk of flooding 1 in 30 (3%) and 1 in 100 (8%) and 1 in 1000 (19%) (SFRA2 2021)

Landfill: Yes. Within 250m of former landfill

High Pressure Gas Pipeline or Calor Gas Hazard Zone: No

Other pollution: Within 250m of potential land contamination

Pylons

Sites of Special Scientific Interest: No

Other biodiversity: LCC Ecology - Need Further Surveys

Grassland (with Local Wildlife Site and historic designation), ponds, hedges.

Protected species / habitat surveys and BNG assessment required. Mitigation to include buffers for LWS, watercourse, hedgerows and other habitats.

Landscape Sensitivity for Landscape Character Area: Moderate & Low-Moderate

Heritage Assets and Potential: No designated heritage assets.

South Wigston COA (DLE665) and possible ridge and furrow on site and Enclosure cropmarks, roman site, old clay pit, sand pit and additional possible ridge and furrow in vicinity.

Heritage potential is medium.

Agricultural Land: 3 Low and Moderate

Mineral Safeguarding: Yes. Sand and gravel

Waste Safeguarding: Yes. B4 Countesthorpe Sewage treatment works, Foston Road adjoins the site boundary

Other Issues: Northern part of site falls within Waterway Consultation Zone

Connectivity of separate land parcels

Scale of development proposed seems unachievable

Other Considerations

Suitable: Potentially Suitable, **Available:** Yes, **Achievable:** No

Strategic Policy Considerations: Blaby is a Town and proposed as a Larger Village

Within Countryside

Site is detached from settlement boundary

Deliverability Considerations:

Site promotion: Single ownership and site promoter has held discussions with developer. Various disparate parcels.

Key infrastructure requirements: Site access to Hospital Lane. Junction improvements to Hospital Lane / Leicester Road.

Possible primary school

Connectivity of separate land parcels

Delivery and market capacity: Site promoter indicates development to start within 5 years. Expect 2 to 3 housebuilders on site, with delivery of 150 to 250 dwellings per year.

Recent Planning History: None.

STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for all National Factors. Local Factors are generally neutral, but there are negatively scoring local factors for impacts to Local Wildlife Sites, potential impacts to a mineral zone, and overlap with open space.

STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for BLA034

The site has some suitability - flood risk, heritage issues. There are concerns about the achievability of a comprehensive site due to disparate site parcels (some of which are within Oadby and Wigston Borough) and capacity of site for scale and mix of development proposed.

The site is detached from the settlement boundary of Blaby, a Larger Village which is the second tier of the settlement hierarchy.

The site is currently designated as Countryside but this will need to be reviewed in light of the scale of employment and need.

Delivery of the site during the Plan period is unlikely due to the suitability and achievability issues.

Review Conclusion: Do not consider further for allocation.

STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

Site Details

Site Reference and Address: EBLA002 Land off Lutterworth Road, Blaby

Current Use: Agricultural

Size (Hectares): 3.43

Proposed use: Employment

Potential Capacity: 13,200 floorspace (square metres)

Environment and Physical Constraints

Flood Zones 2 or 3: No

Other flood risk: Yes. 22% affected by 1 in 1000 surface water (SFRA2 2021).

Groundwater

Landfill: No

High Pressure Gas Pipeline or Calor Gas Hazard Zone: No

Other pollution: No

Sites of Special Scientific Interest: No

Other biodiversity: LCC Ecology - OK with mitigation

Protected species surveys required.

Mitigation to include retention of boundary hedges and buffer corridor of natural vegetation

Landscape Sensitivity for Landscape Character Area: Moderate (small scale commercial) & Moderate-High (large scale commercial)

Heritage Assets and Potential: No designated heritage assets on or adjacent to the site. Further information required prior to determination to ascertain potential presence of significant archaeological remains.

Heritage potential is uncertain.

Agricultural Land: 3 Moderate

Mineral Safeguarding: No

Waste Safeguarding: No

Other Issues: Site access to A426 Lutterworth Road with 50mph speed limit

Other Considerations

Suitable: Potentially Suitable, **Available:** Yes, **Achievable:** Yes

Strategic Policy Considerations: Blaby is a Town and proposed as a Larger Village

Within Green Wedge

Site is close to settlement boundary

Deliverability Considerations:

Site promotion: Site has a single landowner who intends to sell site

Key infrastructure requirements: Site access to A426 Lutterworth Road (50mph speed limit)

Delivery and market capacity: Site promoter indicates start within two years and built within 2 years

Recent Planning History: None

STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality, historic environment, water and flood risk factors. There are negative scores for national factors in terms of agricultural land. Key local factors scoring positively include access to employment.

STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for EBLA002

The site has some suitability issues including surface water flood risk requiring further investigation.

The site is outside and detached from the settlement boundary of Blaby but partly adjoins Whetstone. Both settlements are classified as Larger Village, the second tier of the settlement hierarchy.

The site is currently designated as Green Wedge but this will need to be reviewed in light of the scale of employment need.

Subject to the above suitability issues, there is potential for the site to be delivered during the Plan period.

Review Conclusion: Consider further for allocation but issues noted.

STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

Site Details

Site Reference and Address: EBLA003 Land off the A426, Blaby

Current Use: Agricultural land and industrial buildings

Size (Hectares): 4.7

Proposed use: Employment

Potential Capacity: 18,330 floorspace (square metres)

Environment and Physical Constraints

Flood Zones 2 or 3: No

Other flood risk: Yes. Significant areas affected by surface water flood risk (1 in 30, 1 in 100 and 1 in 1000)

Landfill: No

High Pressure Gas Pipeline or Calor Gas Hazard Zone: No

Other pollution: Pylons

Sites of Special Scientific Interest: No

Other biodiversity: LCC Ecology - Needs Further Surveys

Grassland

Protected species and habitat surveys required.

Biodiversity Net Gain requirements likely to be high unless hedges / some grassland retained.

Landscape Sensitivity for Landscape Character Area: Moderate (small scale commercial) & Moderate-High (large scale commercial)

Heritage Assets and Potential: No designated heritage assets on or adjacent to the site. Further information required prior to determination to ascertain potential presence of significant archaeological remains.

Heritage potential is uncertain.

Agricultural Land: 3 Moderate

Mineral Safeguarding: No

Waste Safeguarding: No

Other Issues: Site access to A426 Lutterworth Road with 50mph speed limit

Other Considerations

Suitable: Potentially Suitable, **Available:** Yes, **Achievable:** Yes

Strategic Policy Considerations: Blaby is a Town and proposed as a Larger Village

Within Green Wedge

Site is close to settlement boundary

Deliverability Considerations:

Site promotion: Site promoted on behalf of single landowner who intends to sell / develop the land. No developer involvement.

Site also promoted for housing use.

Key infrastructure requirements: Site access to A426 Lutterworth Road (50mph speed limit)

Delivery and market capacity: Site promoter indicates start within two years

Recent Planning History: None

STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality, historic environment, water and flood risk factors. There are negative scores for national factors in terms of agricultural land. Key local factors scoring positively include access to employment.

STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for EBLA003

The site has some suitability issues including surface water flood risk requiring further investigation. The achievability is uncertain due to alternatives use proposed on site.

The site is outside and detached from the settlement boundary of Blaby but partly adjoins Whetstone. Both settlements are classified as Larger Villages, the second tier of the settlement hierarchy.

The site is currently designated as Green Wedge but this will need to be reviewed in light of the scale of employment need.

Subject to the above suitability and achievability issues, there is potential for the site to be delivered during the Plan period.

Review Conclusion: Consider further for allocation but issues noted.

STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

Site Details

Site Reference and Address: EBLA004 Parsons Spinney, Glebe Farm, Lutterworth Road, Blaby

Current Use: Equestrian stabling, paddocks, residential, caravan storage and industrial

Size (Hectares): 9.5

Proposed use: Employment

Potential Capacity: 23,300 floorspace (square metres)

Environment and Physical Constraints

Flood Zones 2 or 3: No

Other flood risk: Yes. 10-15% affected by 1 in 30 as well as 1 in 100 and 1 in 1000 year extents of surface water flood risk

Landfill: No

High Pressure Gas Pipeline or Calor Gas Hazard Zone: No

Other pollution: No

Sites of Special Scientific Interest: No

Other biodiversity: Not assessed separately. Overlaps with EBLA003.

Landscape Sensitivity for Landscape Character Area: Moderate (small scale commercial) & Moderate-High (large scale commercial)

Heritage Assets and Potential: No designated heritage assets on or adjacent to the site. Further information required prior to determination to ascertain potential presence of significant archaeological remains.

Heritage potential is uncertain.

Agricultural Land: 3 Moderate

Mineral Safeguarding: No

Waste Safeguarding: No

Other Issues: Site access to A426 Lutterworth Road with 50mph speed limit

Other Considerations

Suitable: Potentially Suitable, **Available:** Yes, **Achievable:** Yes

Strategic Policy Considerations: Blaby is a Town and proposed as a Larger Village

Within Green Wedge

Site is close to settlement boundary

Deliverability Considerations:

Site promotion: Site has a single landowner who intends to sell site

Key infrastructure requirements: Site access to A426 Lutterworth Road (50mph speed limit)

Delivery and market capacity: Demolition of existing structures required for comprehensive development.

Site promoter indicates start within five years and built within 4 years

Recent Planning History: 10/0447/1/FY agricultural storage building - Application not required. 08/0208/1/PXCS Demolition/ replacement dwelling -Permitted. 09/0704/1/PY Garden Store - Permitted.

STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality, historic environment, water and flood risk factors. There are negative scores for national factors in terms of agricultural land. Key local factors scoring positively include access to employment.

STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for EBLA004

The site has some suitability issues including surface water flood risk requiring further investigation. The availability is uncertain due to timescale for demolition of existing structures.

The site is outside and detached from the settlement boundary of Blaby but partly adjoins Whetstone. Both settlements are classified as Larger Villages, the second tier of the settlement hierarchy.

The site is currently designated as Green Wedge but this will need to be reviewed in light of the scale of employment need.

There is potential for the site to be delivered during the Plan period. Allocation of adjoining sites will mean the site is not detached from existing settlements.

Subject to the above suitability and achievability issues, there is potential for the site to be delivered during the Plan period.

Review Conclusion: Consider further for allocation but issues noted.

Enderby

STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

Site Details

Site Reference and Address: END009 Quarry Lane, Enderby

Current Use: Overgrown vacant land (former landfill)

Size (Hectares): 3.56

Proposed use: Mixed Use

Potential Capacity: 6,942 floorspace (square metres)

Environment and Physical Constraints

Flood Zones 2 or 3: No

Other flood risk: Yes. Surface water (1 in 30, 1 in 100 and 1 in 1000) on western edge of site

Landfill: Yes. Former landfill site. Environment Agency raised concerns

High Pressure Gas Pipeline or Calor Gas Hazard Zone: No

Other pollution: AQMA6 Mill Hill, Enderby nearby. Potential Noise / Air pollution related to M69

Sites of Special Scientific Interest: No

Other biodiversity: LCC - Need Further Surveys

Protected species and habitat (scrub, woodland and species rich grassland) required.

Landscape Sensitivity for Landscape Character Area: N/A

Heritage Assets and Potential: No designated assets.

Enderby Conservation Area nearby.

Low risk heritage potential

Agricultural Land: 3 Moderate & 5 Urban/Industrial

Mineral Safeguarding: No

Waste Safeguarding: No

Other Issues: Site access to Seine Lane / Conery Lane may be difficult due to visibility

Other Considerations

Suitable: No, **Available:** Yes, **Achievable:** No

Strategic Policy Considerations: Within Enderby proposed as Larger Village

Deliverability Considerations:

Site promotion: The site is in single ownership.

Key infrastructure requirements: Site access to Conery Lane / Seine Lane or Quarry Lane

Provision of surfaced footway

Delivery and market capacity: Site promoted for a mix of housing and employment with no indicative yield or timescales.

Site previously allocated for employment uses but no development forthcoming over 20 years. Found not to be commercially attractive due to former use as landfill.

Recent Planning History: Previously allocated in Blaby Local Plan 1999 for employment. Not implemented.

STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality and water and flood risk factors. The site scores negatively for agricultural land and proximity to listed building.

The site scores positively for local factors in terms access to bus stop, local employment, health care and secondary school. There are no significant negative local factors.

STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for END009

The site has some suitability issues for housing uses including surface water flood risk, landfill and ecology. Achievability is significantly affected by the former use of the site as landfill.

The site is within the settlement boundary of Enderby which is a Larger Village, the second tier of the settlement hierarchy.

Delivery of the site during the Plan period is not appropriate due to the significant suitability and achievability issues. The site was previously allocated in Blaby Local Plan 1999 for employment uses but no development took place.

Review Conclusion: Do not consider further for allocation.

Whetstone

STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

Site Details

Site Reference and Address: WHE027 Whetstone Pastures, Whetstone

Current Use: Agricultural land

Size (Hectares): 379.77

Proposed use: Mixed Use

Potential Capacity: 372,000 floorspace (square metres)

Environment and Physical Constraints

Flood Zones 2 or 3: Yes. 6% of the site is affected by Flood Zones 2 and 3 (SFRA2 2021)

Other flood risk: Yes. Surface water flood risk affects site 1 in 30 (6%), 1 in 100 (9%) and 1 in 1000 (19%) (SFRA2 2021) New EA Maps show significant areas affected by surface water flood risk (1 in 30, 1 in 100 and 1 in 1000 extents).

Groundwater

Landfill: No

High Pressure Gas Pipeline or Calor Gas Hazard Zone: Yes. HPGP runs across north of site

Other pollution: Potential for noise / air pollution related to M1. Historic landfill along west side of M1

Sites of Special Scientific Interest: No

Other biodiversity: LCC Ecology - OK with Mitigation

Protected species and habitats (grassland and ponds). Mitigation to include retaining grassland and hedge, tree and pond features

Landscape Sensitivity for Landscape Character Area: Moderate, Moderate High & High

Heritage Assets and Potential: Listed Building (Whetstone Pastures residential home Grade II) on site.

Cosby and Countesthorpe Conservation Areas nearby.

Various archaeological features including Roman Road.

Medium risk heritage potential.

Agricultural Land: 3 Moderate

Mineral Safeguarding: No

Waste Safeguarding: No

Other Issues: Part of site is within Harborough District

Site requires multiple points of access and additional transport work is required to demonstrate the site could be developed without resulting in harm to the local and strategic highway network.

Other Considerations

Suitable: Potentially Suitable, **Available:** Yes, **Achievable:** Yes

Strategic Policy Considerations: Standalone site detached from settlement boundary
Within Countryside

Deliverability Considerations:

Site promotion: Multiple land ownership with an agreement to promote the site for development. The site is being promoted by a developer

Key infrastructure requirements: Site promoter indicates a requirement for new junction to M1

Requires multiple points of site access and extensive improvements to strategic highway network.

Primary schools and secondary school

Health care

Flood risk improvements

Delivery and market capacity: Strategic infrastructure and lead-in times will impact on the delivery of the site within the plan period.

Recent Planning History: Garden Village status

STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality and water and flood risk factors. There are negative scores for national factors in terms of agricultural land and listed buildings. Key local factors scoring positively include access to secondary schools and landscape sensitivity for housing. The site scores negatively for proximity to local wildlife site and landscape sensitivity for employment uses.

STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for WHE027

The site has some suitability issues including flood risk and high pressure gas pipeline, noise, air quality, ecology and heritage requiring further investigation. The achievability is affected due to strategic infrastructure and high pressure gas pipeline.

The site is outside the settlement boundary of Countesthorpe and Whetstone which are Larger Villages, the second tier of the settlement hierarchy. A strategic scale development is proposed including supporting infrastructure and local services.

The site is currently designated as Countryside but this will need to be reviewed in light of the scale of housing and employment need.

Subject to the suitability and achievability issues being resolved, there is potential for part of the site to be delivered for mixed use during the Plan period.

Review Conclusion: Consider further for allocation but issues noted.

STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

Site Details

Site Reference and Address: WHE031 Land south of Whetstone, Whetstone

Current Use: Agricultural land and farm buildings

Size (Hectares): 54.92

Proposed use: Mixed Use

Potential Capacity: 15,600 floorspace (square metres)

Environment and Physical Constraints

Flood Zones 2 or 3: Yes. 4% is affected by Flood Zones 2 and 3 (SFRA2 2021)

Other flood risk: Yes. Surface water flood risk affects site 1 in 30 (2%), 1 in 100 (3%) and 1 in 1000 (11%) (SFRA2 2021). New EA maps show significant parts of the eastern part of the site affected by surface water flooding (1 in 30, 1 in 100, 1 in 1000).

Groundwater

Landfill: No

High Pressure Gas Pipeline or Calor Gas Hazard Zone: No

Other pollution: Within 250m of Unstable or Contaminated Land. Potential Noise / Air pollution related to M1

Sites of Special Scientific Interest: No

Other biodiversity: LCC - OK with Mitigation

Protected species and habitat surveys required. Whetstone Brook is a Local Wildlife Site and requires buffer.

Landscape Sensitivity for Landscape Character Area: Low-Moderate (residential), Moderate (small scale commercial) & Moderate-High (large scale commercial)

Heritage Assets and Potential: No designated heritage assets.

Archaeological features including Roman Road and Turnpike Road on site and paleo-environmental remains, Prehistoric to Medieval finds and features nearby.

High risk heritage potential

Agricultural Land: 3 Moderate

Mineral Safeguarding: No

Waste Safeguarding: No

Other Issues: Relocation of farm occupants.

Site access requires improvements to Springwell Lane and Lutterworth Road (60 mph speed limit).

Other Considerations

Suitable: Potentially Suitable, **Available:** Yes, **Achievable:** Yes

Strategic Policy Considerations: Whetstone is proposed as Larger Village

Within Countryside

Site adjoins settlement boundary

Deliverability Considerations:

Site promotion: Site is in single ownership and is under option to a housebuilder.

Proposal includes 4 hectares of employment land. Currently a working farm.

Key infrastructure requirements: Initial site access from Springwell Lane requires significant improvements to meet standards. Longer term access at Countesthorpe Road and Lutterworth Road (60mph speed limit).

Includes 4 hectares of employment (15,700 sqm) and open space

Primary School

Delivery and market capacity: Site promoter indicates development to start within the next 5 to 10 years. An initial phase could be delivered within three years. The wider development could be built out over approximately 10 years.

Recent Planning History: None

STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality, historic environment and water and flood risk factors. There are negative scores for national factors in terms of agricultural land. Key local factors scoring positively include access to employment, primary and secondary schools and landscape sensitivity. The site scores negatively for proximity to local wildlife site.

STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for WHE031

The site has some suitability issues, including flood risk (fluvial and surface water), Noise, Air Quality, Ecology, and Heritage requiring further investigation.

The site adjoins the settlement boundary of Whetstone which is a Larger Village, the second tier of the settlement hierarchy.

The site is currently designated as Countryside but this will need to be reviewed in light of the scale of housing and employment need.

Subject to the suitability issues, there is potential for the site to be delivered during the Plan period.

Review Conclusion: Consider further for allocation but issues noted.

STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

Site Details

Site Reference and Address: EWHE001 Land off Enderby Road, Whetstone

Current Use: Agricultural land

Size (Hectares): 1.67

Proposed use: Employment

Potential Capacity: 4,186 floorspace (square metres)

Environment and Physical Constraints

Flood Zones 2 or 3: No

Other flood risk: Yes. Surface water affects site (1 in 100 and 1 in 1000 year extents)

Landfill: No

High Pressure Gas Pipeline or Calor Gas Hazard Zone: No

Other pollution:

Sites of Special Scientific Interest: No

IRZ Zone

Other biodiversity: LCC Ecology - OK with Mitigation

Adjoins disused railway an important wildlife corridor. Protected species and habitat (grassland) surveys required. Mitigation to include buffers.

Landscape Sensitivity for Landscape Character Area: Low-Moderate

Heritage Assets and Potential: Listed Building (Grade II) nearby.

High risk heritage potential

Agricultural Land: 5 Urban/Industrial

Mineral Safeguarding: No

Waste Safeguarding: No

Other Issues: B582 Enderby Road experiences congestion at peak times. Visibility to / from a site access close to M1 bridge may also be reduced.

Other Considerations

Suitable: Potentially Suitable, **Available:** Yes, **Achievable:** Yes

Strategic Policy Considerations: Whetstone is proposed as Larger Village

Within Green Wedge

Site adjoins settlement boundary

Deliverability Considerations:

Site promotion: Site is promoted by the landowner.

Key infrastructure requirements: Site access to B582 Enderby Road.

Potential Improvements for visibility and traffic flow

Delivery and market capacity: The site is also promoted for housing use.

Recent Planning History: 16/1085/FUL - 43 dwellings. Appeal dismissed

20/1346/FUL - Employment starter units. Refused

STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, water and flood risk factors. There are negative scores for national factors in terms of air quality, historic environment (Grade II listed building distance) and agricultural land. Key local factors scoring positively include access to employment. The site scores negatively for impact on mineral zones and local wildlife sites.

STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for EWHE001

The site has suitability issues including surface water flood risk, heritage and ecology. Achievability is also impacted by the site being promoted for different uses.

The site is outside the settlement boundary of Whetstone which is a Larger Village, the second tier of the settlement hierarchy. The location is beyond the existing line of the settlement created by the disused railway line.

The site is currently designated as Green Wedge but this will need to be reviewed in light of the scale of housing and need. The impact on the locational strategy in terms of the Green Wedge boundary is an issue.

Subject to the suitability and achievability issues being resolved, there may be potential for the site to be delivered for employment use during the Plan period.

Review Conclusion: Consider further for allocation but issues noted

Croft

STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

Site Details

Site Reference and Address: ECRO002 Croft Quarry, Croft

Current Use: Concrete block plant and ready-mix concrete plant

Size (Hectares): 20.4

Proposed use: Employment

Potential Capacity: 44,889 floorspace (square metres)

Environment and Physical Constraints

Flood Zones 2 or 3: Yes. 25% of site affected by flood zones 2 and 3. New EA Maps show significant parts of site affected by Flood Zones 2 and 3.

Other flood risk: Yes. Surface water flood risk affects site 1 in 30 (4%), 1 in 100 (7%) and 1 in 1000 (24%) and deemed significant (SFRA2 2021). New EA maps show significant areas of surface water flood risk

Groundwater

Landfill: No

High Pressure Gas Pipeline or Calor Gas Hazard Zone: No

Other pollution: Landform

Historic landfill

Land contamination related to current quarry uses.

Sites of Special Scientific Interest: No

IRZ Zone

Other biodiversity: LCC Ecology - Need Further Surveys

Croft Quarry SSSI lies to north of site. Potential species rich grassland. Protected species and habitats surveys required.

Landscape Sensitivity for Landscape Character Area: Moderate-High

Heritage Assets and Potential: No designated heritage assets. Western boundary adjoins Croft Conservation Area.

HER indicates within Croft Quarry Monument.

Heritage potential is medium.

Agricultural Land: 5 Urban/Industrial

Mineral Safeguarding: Yes. Igneous rock

Waste Safeguarding: No

Other Issues: N/A

Other Considerations

Suitable: Potentially Suitable, **Available:** No, **Achievable:** Yes

Strategic Policy Considerations: Croft is proposed as Medium Central Village

Within Countryside

Site is close to settlement boundary

Deliverability Considerations:

Site promotion: Site is promoted by the sole landowner.

Key infrastructure requirements: Site access over Marions Way bridge to B4114 is subject to agreement with Network Rail

Delivery and market capacity: Site promoter indicates development to start after cessation of mineral extraction. No date given.

Recent Planning History: 24/0780/CC Proposed lateral extension to the mineral extraction area within Croft Quarry. Decision pending. County Council to decide.

STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national, air quality, historic environment, water and flood risk factors. There are negative scores for national factors in terms of biodiversity (SSSI). Key local factors scoring positively include access to services (bus). The site scores negatively for impact on mineral zones and local wildlife sites.

STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for ECRO002

The site has suitability issues including biodiversity, flood risk. The achievability of the site is linked to the ongoing use of the quarry.

The site is close to the settlement boundary of Croft, a Medium Village, the third tier of the settlement hierarchy.

The site is currently designated as Countryside but this will need to be reviewed in light of the scale of employment need.

Delivery of the site during the Plan period is uncertain due to the ongoing workings at the quarry. There is an ongoing planning application to extend the area of mineral extraction.

Review Conclusion: Do not consider further for allocation.

Stoney Stanton

STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

Site Details

Site Reference and Address: STO026 Land West of Stoney Stanton, Stoney Stanton

Current Use:

Size (Hectares): 280

Proposed use: Mixed Use

Potential Capacity: 31,200 floorspace (square metres)

Environment and Physical Constraints

Flood Zones 2 or 3: No

Other flood risk: Yes. A number of surface water flow routes affect the site (1 in 30, 1 in 100 and 1 in 100 years extents)

Offsite localised flood incident

Landfill: No

High Pressure Gas Pipeline or Calor Gas Hazard Zone: Yes

Part of site within CG Consultation Zone. HSE Do Not Advise Against

Other pollution: Potential noise and air pollution related to M69. High Voltage Electricity pylons and powerlines

Sites of Special Scientific Interest: No

Other biodiversity: LCC Ecology - OK with Mitigation

Arable land with some grassland

Protected species and habitats (grassland, ponds, hedges and mature trees). Mitigation to include retention of species rich grassland, hedges, ponds and mature trees and connectivity

Landscape Sensitivity for Landscape Character Area: Low-Moderate, Moderate & Moderate High

Heritage Assets and Potential: No designated heritage assets on site.

Scheduled Monument (Sapcote Castle and Moat) nearby.

Various archaeological features on site and nearby.

Heritage potential is medium risk

Agricultural Land: 3 Moderate

Mineral Safeguarding: Yes. Sand and gravel

Waste Safeguarding: No

Other Issues: Site access to Hinckley Road and Station Road with 60mph speed limit

Other Considerations

Suitable: Potentially Suitable, **Available:** Yes, **Achievable:** Yes

Strategic Policy Considerations: Stoney Stanton is proposed as Medium Central Village

Within Countryside.

As a standalone site it is detached from existing settlement

Deliverability Considerations:

Site promotion: The site is promoted by three parties who own land but 7 landowners in total. There is an intention to sell the land.

Key infrastructure requirements: Site access to Hinckley Road and Station Road (60mph limit)

Transport improvements (to be determined)

Primary and secondary schools

Health and community services

Open space and green infrastructure

Delivery and market capacity: Significant infrastructure and lead-in for a strategic site of 5000 homes

No lead-in or start date is indicated. The site promoter gives details for housing development but not specifically for employment uses.

The site is unlikely to deliver in full within the Plan period.

Recent Planning History: None

STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality, historic environment factors, and flood risk. There are negative scores for national factors in terms of agricultural land and potential impact on a grade 2 listed building. Key local factors are generally neutral. There are several negative scores relating to proximity to local wildlife site, mineral zones, and overlap with open space.

STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for STO026

The site has some suitability issues, including surface water flood risk, Noise, Air Quality, Ecology, and Heritage, requiring further investigation. Achievability is affected by the need for strategic infrastructure to support the development of the site.

The site is outside the settlement boundary of Stoney Stanton and Sapcote which are Medium Villages, the third tier of the settlement hierarchy. A strategic scale development is proposed including housing, employment, supporting infrastructure and local services.

The site is currently designated as Countryside but this will need to be reviewed in light of the scale of housing and employment need.

Subject to the suitability and achievability issues being resolved, there is potential for part of the site to be delivered for mixed uses during the Plan period.

Review Conclusion: Consider further for allocation but issues noted.

Elmesthorpe

STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

Site Details

Site Reference and Address: EELM001 Land north of J2 M69 (HNRFI site), Elmesthorpe

Current Use: Agricultural

Size (Hectares): 224

Proposed use: Employment

Potential Capacity: 850,000 (strategic B8) floorspace (square metres)

Environment and Physical Constraints

Flood Zones 2 or 3: Yes. 1% of site affected by flood zones 2 and 3

Other flood risk: Yes. Surface water flood risk affects site 1 in 30 (2%), 1 in 100 (3%) and 1 in 1000 (10%) and deemed significant (SFRA2 2021)

Landfill: No

High Pressure Gas Pipeline or Calor Gas Hazard Zone: No

Other pollution: High voltage overhead powerlines.

Potential Noise / Air pollution related to M69 / railway.

Residential uses at Astons Firs

Sites of Special Scientific Interest: No

IRZ Zone

Other biodiversity: LCC Ecology - Need Further Surveys

Adjoins Burbage Wood and Aston Firs SSSI

Extended Phase 1, protected species, habitats, hedgerow and tree surveys required.

Landscape Sensitivity for Landscape Character Area: High (large scale commercial)

Heritage Assets and Potential: No designated heritage assets on or adjacent to the site. Several within 5km.

Further information required prior to determination to ascertain potential presence of significant archaeological remains.

Heritage potential is uncertain.

Agricultural Land: 3 Moderate

Mineral Safeguarding: No

Waste Safeguarding: No

Other Issues: National scale site requires significant investigation of relevant matters

Other Considerations

Suitable: Potentially Suitable, **Available:** Yes, **Achievable:** Yes

Strategic Policy Considerations: Elmesthorpe is proposed as a smaller village.

Within Countryside

Site is detached from settlement boundary

Deliverability Considerations:

Site promotion: Site is in multiple ownership and the site promoter states that a developer has control over most of the land interests

Key infrastructure requirements: Site access to junction 2 of M69 roundabout. South facing slips onto motorway proposed. Off site sustainable transport and road network improvements required.

Delivery and market capacity: The site is identified as one of two locations in the Leicester and Leicestershire sub-region with potential for rail served strategic B8. Concerns about development of this site for other employment uses will lose this opportunity.

Recent Planning History: Development Consent Order for Hinckley National Rail Freight Interchange refused March 2025

STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality, historic environment, water and flood risk factors. There are negative scores for national factors in terms of biodiversity (SSSI, LNR and ancient woodland distance), historic environment (Grade II Listed Building distance) and agricultural land. Key local factors scoring positively include access to services (bus).

STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for EELM001

The site has suitability issues including surface water flood risk and ecology. The site has achievability issues related to uncertainty around the DCO for HNFRI and/or delivery of strategic infrastructure infrastructure to support the scale of the site proposed.

The site is outside the settlement boundary of Elmesthorpe which is a Smaller Village, the fourth tier of the settlement hierarchy. The site is significantly disproportionate to Elmesthorpe and other nearby settlements.

The site is currently designated as Countryside but this will need to be reviewed in light of the scale of employment need.

Subject to the suitability and achievability issues being resolved, there may be potential for the site (or part of) to be delivered during the Plan period. This should not impede the delivery of rail served strategic warehousing with appropriate mitigation.

Review Conclusion: Consider further for allocation but significant issues noted.

Sharnford

STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

Site Details

Site Reference and Address: ESHA001 Aston Lane, Sharnford

Current Use: Agricultural

Size (Hectares): 14.06

Proposed use: Employment

Potential Capacity: 21,600 (B1, B2 & B8) floorspace (square metres)

Environment and Physical Constraints

Flood Zones 2 or 3: No

Other flood risk: Yes. Surface water flood risk affects site 1 in 30 (1%), 1 in 100 (2%) and 1 in 1000 (8%) and deemed significant (SFRA2 2021)

Landfill: No

High Pressure Gas Pipeline or Calor Gas Hazard Zone: No

Other pollution: Overhead powerline

Sites of Special Scientific Interest: No

Other biodiversity: LCC Ecology - OK with Mitigation

Arable

Mitigation to include retention of hedges with buffer zones of natural open space and mitigation for protected species if required.

Landscape Sensitivity for Landscape Character Area: Moderate-High (small scale commercial) & High (large scale commercial)

Heritage Assets and Potential: No designated heritage assets.

Some archaeological finds on site and nearby and a large area with potential for prehistoric occupation.

Medium risk heritage potential

Agricultural Land: 3 Moderate

Mineral Safeguarding: No

Waste Safeguarding: No

Other Issues: Site access to Aston Lane with 60mph speed limit

Other Considerations

Suitable: Potentially Suitable, **Available:** Yes, **Achievable:** Yes

Strategic Policy Considerations: Sharnford is proposed as a smaller village.

Within Countryside

Deliverability Considerations:

Site promotion: Single landowner

Key infrastructure requirements: Site access to Aston Lane (60mph speed limit)

Delivery and market capacity: Site promoter estimates a start on site and completion within 5 years.

Recent Planning History: 22/0235/FUL - Extend existing B8 Haulage yard. Withdrawn. 20/1081/FUL Erection of 4 linked industrial units for storage. Approved 02/2021 (land to south)

STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality, historic environment, water and flood risk factors. There are negative scores for national factors in terms of agricultural land. Key local factors scoring positively include access to services (bus) and employment. The site scores negatively for impact on mineral zones and local wildlife sites.

STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for ESHA001

The site has suitability issues including surface water flood risk.

The site is outside the settlement boundary of Sharnford which is a Smaller Village, the fourth tier of the settlement hierarchy where lower levels of growth are proposed in the locational strategy.

The site is currently designated as Countryside but this will need to be reviewed in light of the scale of employment need.

Subject to the suitability issues being resolved, there may be potential for the site to be delivered during the Plan period.

Review Conclusion: Consider further for allocation but issues noted

Thurlaston

STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

Site Details

Site Reference and Address: ETHU001 Thurlaston Sawmill, Thurlaston

Current Use: Industrial building

Size (Hectares): 1.4

Proposed use: Employment

Potential Capacity: 5,000 floorspace (square metres)

Environment and Physical Constraints

Flood Zones 2 or 3: No

Other flood risk: Yes. Surface water affects very small areas (1 in 30, 1 in 100 and 1 in 1000 risk)

Landfill: No

High Pressure Gas Pipeline or Calor Gas Hazard Zone: No

Other pollution: No

Sites of Special Scientific Interest: No

Other biodiversity: LCC Ecology - Ok with mitigation

Protected species survey required. Mitigation to include retaining hedges with buffers.

Landscape Sensitivity for Landscape Character Area: Moderate

Heritage Assets and Potential: No designated heritage assets

Village historic core nearby. No known archaeological remains on site.

Heritage Potential not stated

Agricultural Land: 3 Moderate

Mineral Safeguarding: No

Waste Safeguarding: No

Other Issues: Site also promoted for housing use as a second choice

Site access to Enderby Road with 60 mph speed limit

Other Considerations

Suitable: Potentially Suitable, **Available:** Yes, **Achievable:** Yes

Strategic Policy Considerations: Thurlaston is proposed as a smaller village

Within Countryside.

Detached from settlement

FVNP Employment Area

Deliverability Considerations:

Site promotion: Single landowner

Key infrastructure requirements: Site access to Enderby Road (60mph speed limit)

Delivery and market capacity: Site promoter estimates a start on site and completion within 5 years.

Recent Planning History: 25/0267/OUT Demolition of existing building and erection new buildings for research and development (E(g)(i) (3.546sqm). Approved 21/01/2026.

STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national biodiversity, air quality, historic environment, water and flood risk factors. There are negative scores for national factors in terms of agricultural land. The scores relatively neutral for local factors.

STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for ETHU001

The site has suitability issues including surface water flood risk. Achievability is uncertain due to proposal for an alternative use and existing uses on site.

The site is outside and detached from the settlement boundary of Thurlaston, a Smaller Village, the fourth tier in the hierarchy where low levels of growth are proposed in the locational strategy.

The site is designated as Countryside but this will need to reviewed in light of the scale of employment need. However, there is a current employment use on site and the site is safeguarded for employment use in the Fosse Villages Neighbourhood Plan.

Subject to the suitability and achievability issues being resolved, there may be potential for the site to be delivered for mixed uses during the Plan period.

Review Conclusion: Consider further for allocation but issues noted. It is noted that the site gained planning permission for employment uses in January 2026.

Aston Flamville

STAGE 1A SITE IDENTIFICATION AND INITIAL ASSESSMENT

Site Details

Site Reference and Address: EAST001 Land west of Junction 2, M69, Aston Flamville

Current Use: Agriculture and fishing pond

Size (Hectares): 44.1

Proposed use: Employment

Potential Capacity: 115,000 (B1, B2 & B8 plus motorway services area) floorspace (square metres)

Environment and Physical Constraints

Flood Zones 2 or 3: Yes. Flood Zones 2 and 3 affect south east corner of site

Other flood risk: Yes. Surface water flood risk affects site 1 in 30 (4%), 1 in 100 5%) and 1 in 1000 11%) and deemed significant (SFRA2 2021)

Landfill: No

High Pressure Gas Pipeline or Calor Gas Hazard Zone: No

Other pollution: High Voltage Electricity Powerlines

Sites of Special Scientific Interest: No

IRZ Zone

Other biodiversity: LCC Ecology - Ok with mitigation

Burbage Common and Woods SSSI to north.

Local Wildlife Site

Mostly arable

Protected species surveys.

Mitigation to include retention of hedges, wetland, species rich grassland verges, edge habitats, ponds and veteran trees and buffer zones for protected species.

Landscape Sensitivity for Landscape Character Area: Moderate-High (small scale commercial) & High (large scale commercial)

Heritage Assets and Potential: No designated heritage assets. Aston Flamville Conservation Area nearby (550m).

Archeaological features on site and nearby

Medium risk heritage potential

Agricultural Land: 3 Moderate

Mineral Safeguarding: No

Waste Safeguarding: No

Other Issues: N/A

Other Considerations

Suitable: Potentially Suitable, **Available:** Yes, **Achievable:** Yes

Strategic Policy Considerations: Standalone site detached from settlements

Within Countryside

Deliverability Considerations:

Site promotion: Single landowner. Site under option

Key infrastructure requirements: Site access to J2 and related highways improvements.

Site promoter indicates that south facing slips onto M69 are needed to facilitate this development.

Delivery and market capacity: Site promoter estimates a start on site within 5 years; take-up depend on market interest and build-out rate could vary. Up to 10 years.

Recent Planning History: None

STAGE 1B SUSTAINABILITY APPRAISAL

The site scores positively for national air quality, historic environment, water and flood risk factors. There are negative scores for national factors in terms of biodiversity (SSSI and ancient woodland distance). agricultural land. Key local factors scoring positively include access to services (bus). The site scores negatively for local wildlife site distance.

STAGE 1C - CONCLUSIONS AND RECOMMENDATIONS for EAST001

The site has suitability issues including flood zones 2 and 3, surface water flood risk and ecology. Achievability is uncertain due to the need for strategic infrastructure.

The site is within Aston Flamville parish where the settlement is defined as a Hamlet but there is no defined settlement boundary. No growth is proposed in this lowest level of the settlement hierarchy.

The site is designated as Countryside but this will need to be reviewed in light of the scale of employment need.

Subject to the suitability and achievability issues being resolved, there may be potential for the site to support the delivery of strategic infrastructure during or beyond the Plan period.

Review Conclusion: Consider further for allocation but significant issues noted.